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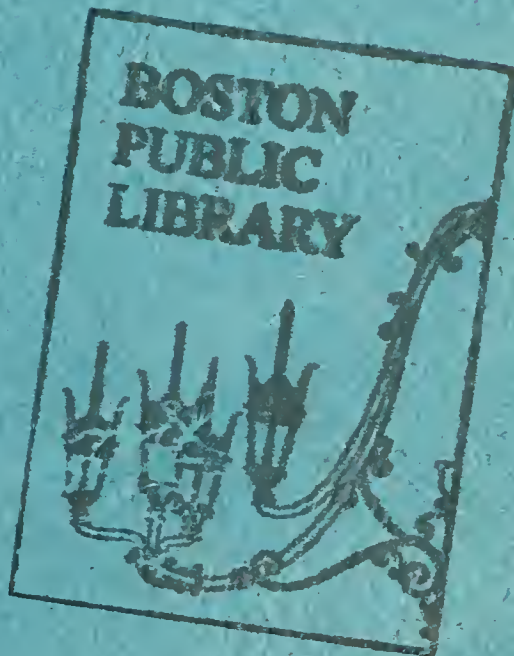
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IN THE SOUTH COVE

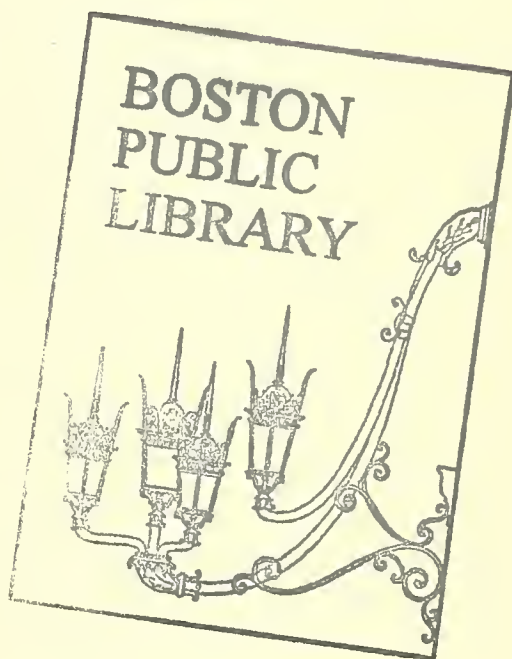


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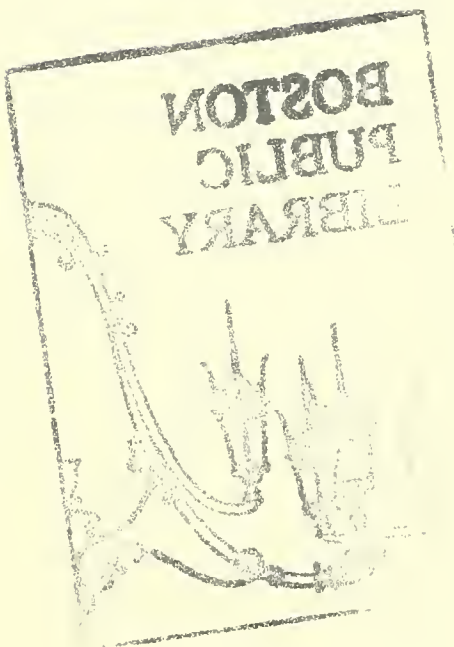


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PROPOSALS FOR RECREATION FACILITIES  
IN THE SOUTH COVE



Prepared by:  
Boston Redevelopment Authority  
Boston, Massachusetts  
March, 1967



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PROPOSALS FOR RECREATION FACILITIES  
IN THE SOUTH COVE

SUMMARY

The history of the South Cove "recreation problem" dates from 1962. At that time the Human Relations Center of Boston University became concerned about the implications for social and recreation programs in the community resulting from residential disruption due to the construction of the nearby expressway. Subsequently, the "recreation problem" became a matter of concern to other groups including the YMCA, Tufts-New England Medical Center, Morgan Memorial Enterprises, the Maryknoll Sisters, the Boston Redevelopment Authority, and others.

Just what the recreation problem was remained unclear throughout its four-year history. Yet many groups testified to its existence. The problem had been variously defined as: imaginary; the lack of play space for the children of Chinatown; the impending loss of the Tyler Street (Chinese) "Y" - or how to save the "Y"; the lack of recreation facilities to serve the growing institutions of the area; the lack of a specific proposal for facilities and programs to be housed in a new community recreation center on parcel P-1; and the lack of a proposal to fit the wide range of recreation needs of the many and diverse groups constituting the South Cove community.

All groups concerned with the recreation problem defined it according to their own needs. Hence, providing a common definition of that problem became a starting point of this study. The problem is defined as being one of determining what kinds



of recreation facilities are needed by the diverse elements of the whole community and where they should be accommodated.

The study objectives were then established as follows:

1. The recreation needs of the various elements of the South Cove community must be satisfied to the fullest degree possible. This means in effect
2. The study should not be limited by a previous designation of a site for recreation facilities, and that, therefore, other parcels, if not already definitely committed for other uses, should be reevaluated for recreation uses.
3. Any plan providing facilities to satisfy recreation needs of South Cove residents should recognize existing indoor and outdoor and public and private recreation facilities which are both in proximity to and within the South Cove community.
4. A major community-wide facility, which is open to the general public, which provides both indoor and outdoor recreation, and which is easily accessible to all would best satisfy the first objective and should therefore be provided.
5. In addition to a major community-wide facility, some smaller facilities, more limited in the programs which they provide, should be established, expanded, or continued in order to satisfy the special needs of various groups (e.g., Don Bosco Catholic Technical High School, Chinese Christian Church) in the community.
6. In the event that a major community-wide facility could not be provided (through lack of funds, a sponsor, adequate space, or whatever the reason), smaller, decentralized facilities with programs of limited scope should be provided to serve the recreation needs of the South Cove residents.

In order to satisfy the fourth study objective an inventory was made of existing recreation programs and facilities of various organizations. The recreation facilities are categorized by school, institutional, church-related, and public facilities as well as by those which are in proximity of the South Cove. Included in the inventory of school recreation



facilities are the Abraham Lincoln Elementary School, the Quincy Elementary School, Don Bosco Catholic Technical High School, and the University of Massachusetts-Boston Campus. Included in the institutional category are Tufts-New England Medical Center, the Young Men's Christian Association, and the Chinese Consolidated Benevolent Association. The inventory of church-related recreation facilities includes Our Lady of Victories Catholic Church, Saint James Catholic Church, the Maryknoll Sisters Center, the Salvation Army Headquarters, the Methodist Church of All Nations, the Chinese Evangelical Church, and the Chinese Christian Church. The public recreation facilities inventory includes the proposals of the urban renewal plan for a public plaza and public open spaces. Among recreation facilities in proximity of the South Cove are three proposed school playgrounds and a community recreation center in the South End, a Young Men's Christian Union building nearby in downtown, Young Women's Christian Association buildings, and the Boston Public Gardens and Common in downtown.

The inventory indicates that certain recreation needs not presently met should be met and that additional space in the South Cove would be necessary to do this.

1. Types and Possible Locations of Recreation Facilities Needed. The analysis indicates that a community recreation center would have to provide: a swimming pool, a gymnasium, sports rooms, game and social rooms, special-classrooms, a coffee shop-snack bar, residence facilities for transients, and an outdoor play area for adults and teenagers. In addition, if an auditorium and a library are not provided to serve the needs of the general public in the new Quincy School, they should be provided in the community recreation center.





The new Quincy Elementary School should provide certain recreation facilities to serve the needs of the South Cove. These facilities should include: an auditorium, a gymnasium, a library, game and social rooms, special-classrooms, a playground, and a tot lot.

Because of the special needs of the Chinese an additional recreation facility should be provided for them if possible. It could contain a gymnasium, some sports rooms, game and social rooms, special-classrooms, a playground, and a tot lot.

Other recreation needs of the community could be satisfied through the provision of additional tot lots in the Morgan Memorial (Massachusetts Housing Association) housing development, in the Chinese housing development, and in Bay Village; and the provision of passive recreation areas such as the public plaza and the open areas in Chinatown and Bay Village.

2. Proposed Facilities Needing Sites. Sites have already been designated for the public plaza, the new Quincy Elementary School, and the Church of All Nations. New Sites in Chinatown will be needed for the Chinese Evangelical Church, the Chinese Consolidated Benevolent Association building, and possibly for the Chinese Christian Church and the Maryknoll Sisters Center. Another site centrally located in the South Cove is needed for the YMCA. Every effort should be made to accommodate recreation facilities in these new developments.
3. Possibility of Sharing Facilities. Of the agencies included in the inventory there are certain ones whose recreation facilities are intended to be used primarily by their own clientele. But to a limited degree the facilities of such agencies are available to others besides the primary users. (For example, the Don Bosco Catholic Technical High School gymnasium will be open to the community during summer months, and the facilities of the Church of All Nations will be open to residents of the neighborhood in which the church is located.)

It is also apparent from the inventory that there are certain agencies whose recreation programs were developed primarily to serve a broader range of interests. These agencies include the Quincy Elementary School, the Maryknoll Sisters Center, the Chinese Christian Church, and the YMCA.





4. Recreation Facilities for Various Age Groups. The population whose recreation needs must be satisfied can be divided into four groups: pre-school-age children, elementary school-age children, teenage children and adults, and the elderly.

The recreation needs of pre-school children can be satisfied by appropriately located nursery schools and tot lots as well as their home environments. Agencies which will have programs and facilities oriented to elementary school-age children include the Quincy Elementary School, the YMCA, the Maryknoll Sisters Center, and several churches. The greatest recreation need in the South Cove is for the age group constituting teenage children and adults. The type of facilities used most by them are those for active sports. The recreation needs of the elderly are also critical and can be satisfied by facilities for relatively passive recreation including outdoor sitting and walking areas, lounges, game and social rooms, etc.

5. Site Availability. The most important limiting factor in the provision of recreation facilities in the South Cove is the lack of available space. Parcel P-1, the site designated in the urban renewal plan for a new community center, is clearly too small and inadequately located properly to accommodate a major community recreation facility. Therefore, a study of additional sites and buildings was made.

Three parcels or combinations of parcels appear best to fulfill the study objectives as sites for a major community recreation center. The first site is the parcel combining parcels R-3 and R-3a and the MBTA right-of-way; the second site is the combined parcels R-4 and P-13; the third site is parcel R-5.

Two parcels (R-1 and P-1) are available in Chinatown. Although these sites are too small and improperly located for a South Cove community center, they are well-situated to serve the recreation needs of Chinatown.

Other large sites considered for recreation purposes are the groups of parcels consisting of C-4, C-5, and C-6; parcel C-3; and parcel C-8. These have all been designated in the urban renewal plan for commercial purposes, for which they are better suited.



Two buildings of considerable historic architectural merit and for which new uses must be found were also considered for recreation facilities. The Youth's Companion building was designed as an office building and would be difficult to convert to recreation uses. The First Corps Cadet Armory, however, has interior spaces which lend themselves well to recreation uses and should, therefore, be considered for this purpose.

The "Hinge Block" in downtown, immediately adjacent to the South Cove, will be redeveloped for recreation and other uses. It would, therefore, be a logical location for some South Cove recreation facilities.

A number of existing facilities satisfy to a certain degree the recreation needs of the South Cove. But the inventory analysis indicated that additional recreation facilities are required. The proposals for new recreation facilities are based on the study objectives and fall into two categories: small-scale facilities serving sub-areas, limited age groups, or special clientele such as church members, and large-scale facilities serving the whole South Cove community.

#### Small-Scale Recreation Facilities

1. Chinese Community Center. It is recommended that parcel P-1 be developed as a Chinese community center and that it contain at least some of the following: a building with recreation facilities and a nursery school in addition to other spaces, a small playground, and a tot lot.
2. Church-Related Recreation Facilities. It is recommended that all new churches to be constructed include some space, such as game and social rooms and special-classrooms, for recreation programs.
3. Playgrounds. It is recommended that two (2) playgrounds be provided for elementary school-age children. One should be located at the new Quincy Elementary School and another smaller one at the Chinese community center on parcel P-1.





4. Tot Lots. It is recommended that at least five (5) ~~Tot Lots~~ be provided to serve the pre-school-age children and be located conveniently to the various residential areas of the South Cove: with a nursery school at the Chinese community center on parcel P-1, with a nursery school in the housing development on parcel R-2, in conjunction with the housing development and nursery school at the new Quincy Elementary School site on parcel P-13/R-4, in conjunction with the nursery school in the housing development on parcel R-5, and in Bay Village either near the Lincoln School or in the interior of a residential block.

### Large-Scale Recreation Facilities

Proposals for large-scale facilities serving the whole South Cove are presented in a series of alternatives because of potential difficulties in obtaining adequate space. The first two alternatives are based upon the study objective providing for a single major community recreation center, while the other two are based upon the objective providing for smaller, decentralized facilities.

Alternative I. The first alternative provides for a major community recreation center on either parcel R-3 or parcel R-5 and complementary recreation facilities at the new Quincy Elementary School on the adjacent parcel P-13/R-4. The First Corps Cadet Armory building, for which a new use is being sought, is included as a private recreation facility rather than a public one because the public need is adequately fulfilled by the center and the school.

1. Community Recreation Center. It is recommended that a community recreation center, if established on either parcel R-3 or parcel R-5, serve the general public and contain both indoor and outdoor recreation facilities.





2. Quincy Elementary School. It is recommended that the new Quincy Elementary School complement the functions of the center by opening to the public some of its special facilities, such as an auditorium, a library, and sports facilities for younger children.
3. First Corps Cadet Armory. It is recommended that the First Corps Cadet Armory be used as a private recreation club and contain indoor recreation facilities.

Alternative II. The second alternative provides for a major community recreation center in combination with the Quincy Elementary School on parcel P-13/R-4. The First Corps Cadet Armory is again included as a private recreation facility.

1. Community Recreation Center/Quincy Elementary School. It is recommended that a community recreation center, if established along with the Quincy Elementary School on parcel P-13/R-4, serve the general public and contain indoor recreation facilities and, to the extent that the activities to be accommodated on the site will permit, outdoor recreation facilities.
2. First Corps Cadet Armory. It is recommended that the First Corps Cadet Armory be used as a private recreation club and contain indoor recreation facilities.

Alternative III. The third alternative provides for a split community recreation facility, with a facility for younger children at the Quincy Elementary School on parcel P-13/R-4 and another for teenage children and adults in the Hinge Block area. The Armory could be used as a private recreation facility.

1. Community Recreation Center. It is recommended that a community center, if established in the Hinge Block area, serve the teenage and adult population and contain indoor recreation facilities.



2. Quincy Elementary School. It is recommended that the functions of the new Quincy Elementary School be expanded to serve as a recreation center exclusively for the younger children of the community.
3. First Corps Cadet Armory. It is recommended that the First Corps Cadet Armory be used as a private recreation club and contain indoor recreation facilities.

Alternative IV. The fourth alternative also provides

for a split community recreation facility, with a center for younger children at the Quincy Elementary School and one for teenage children and adults in the First Corps Cadet Armory.

1. Community Recreation Center. It is recommended that a community recreation center, if established in the First Corps Cadet Armory, serve the teenage and adult population and contain indoor recreation facilities.
2. Quincy Elementary School. It is recommended that the functions of the new Quincy Elementary School be expanded to serve as a recreation center exclusively for the younger children of the community.

All alternatives fulfill the study objectives. However, the the first alternative is considered best, if it can be accomplished, because it provides adequate space for a variety of facilities and a good location for the community center. The second alternative, though providing much less space for recreation at the center, provides a good location, an advantageous combination with a public school. If for some reason the first two alternatives are not feasible, the third one is recommended, its specific advantages being the separation of age groups and the central location of the two facilities for the South Cove community. This alternative appears to be the most likely to



be realized primarily because of the preference shown for housing in the urban renewal plan and because of the interest of developers in housing for the parcels of the other alternatives. The last alternative, aside from the advantage of providing for two age groups, has an important advantage in that an existing building well-suited to recreation activities is utilized; however, the building is not especially well-located in the community.

The implementation of the proposals depends, for the most part, upon the designation of sponsors and developers for each of the proposals. In certain instances - the Chinese community center and the community recreation facility - the developments may be jointly undertaken - in all but a few instances - the public school and some of the outdoor recreation areas - the developments will be privately financed. However, Federal financial assistance may be available under the Neighborhood Facilities Grant Program of the Housing and Urban Development Act of 1965 for a South Cove community center, provided the center serves primarily low-income families and offers a wide variety of services in addition to recreation facilities.









## I. INTRODUCTION

This study was undertaken by the Boston Redevelopment Authority in response to a need to resolve the "recreation problem" of the South Cove, the problem being the determination of the kinds and locations of recreation facilities needed by the diverse elements of the community.

The report is divided into five sections. The first section deals with the history of the problem from 1962 to the present, the definition of the problem and the establishment of study objectives, and a brief review of the procedure followed in the undertaking of this study.

The second section of the report describes existing recreation deficiencies as expressed by them and describes their future plans. The recreation facilities are categorized by school, institutional, church-related, and public facilities as well as by those which are in proximity of the South Cove.

The third section analyzes the inventory and draws conclusions as to the future recreation needs which should be fulfilled. The most important limiting factor to the provision of new or expanded recreation facilities in the South Cove is the lack of available space. Therefore, disposition parcels in the project areas are reviewed as to availability and recreation potential; the reuse of existing buildings for recreation purposes is considered; and, finally, the availability of land for this purpose in the central business district is analyzed.



Several proposals satisfying the recreation needs of the South Cove community are presented in the fourth section. They are based upon the inventory analysis of the previous section and upon the study objectives. The proposals for new recreation facilities fall into two categories: small-scale facilities serving sub-areas, limited age groups, or special clientele such as church members, and large-scale facilities serving the whole South Cove.

The last section of the report describes the means by which the proposals for recreation facilities can be achieved, including the identification of potential sponsors or developers, the establishment of tentative development dates, and the suggestion of possible means of financing. Special consideration is given to the Neighborhood Facilities Grant Program of the Housing and Urban Development Act of 1965 as a source of funds for a South Cove community center.

#### HISTORY OF THE PROBLEM

One of the earliest indications of a "recreation problem" in the South Cove was revealed by the Human Relations Center of Boston University in 1962, in a study concerning the leisure-time services available in the community. The thesis of the study was that expressway construction involving eminent domain proceedings in the South Cove would bring about significant changes in the community and that some of these changes would relate to social and recreation programs.<sup>1</sup>



The Center intended "to help plan for the changes that face the community with particular concern for leisure time programs for children and families." Specifically, their objectives were to:

1. Clarify what social and recreational programs are presently available to families in the area;
2. Identify what families and geographic area are served by each institution or agency program;
3. Provide an opportunity for representatives of leisure-time programs to discuss proposed plans for the community with the responsible planners involved.<sup>2</sup>

For this purpose they arranged four community workshops, the themes of which were to have been "What is the South Cove?," "The Crisis and Opportunities of Relocation," "Standards for Planning Community Facilities," and "Facilities Needed to House Leisure-Time Programs in the South Cove's Future."<sup>3</sup>

Following the second session the group decided that the relocation "crisis" resulting from the construction of the turnpike extension was more immediately important than the exploration of South Cove recreation problems. The last two sessions, therefore, were devoted to "developing ways of meeting the emergency...,"<sup>4</sup> and the original objectives of the study were never fulfilled because of this reorientation.

It was not again until 1964 that the 'recreation problem' was resurrected. The possibility that the only recreation facility in the South Cove, the Chinese branch of the YMCA,





might close became another community crisis. Tufts-New England Medical Center, having no recreation facilities of its own, but realizing a need for them in its own future growth, met with "Y" officials to discuss the future of the local branch "as a core recreational facility for the South Cove,"<sup>5</sup> and to focus attention on the inadequacy of recreation facilities in the community.

The immediate result of the meetings was the delay in the decision to close the Chinese "Y" pending the formulation of urban renewal plans for the South Cove. Another result was a proposal to create a recreation study "task force," the objectives of which were to:

1. explore the Y.M.C.A.'s position and range of possible facilities
2. explore the range of community needs
3. outline a possible program of facilities which could then be reviewed by the various potential users
4. examine the site implications on the basis of the proposed range of activities. Up to now, the Quincy School site has been considered, but this may be inadequate in size or may be the wrong location. The impact of the proposed new public school in the South Cove should also be examined in relation to site.<sup>6</sup>

The YMCA was to have made a broad approach to the study giving consideration to an expanded concept of its role as a multi-purpose community center serving to unify the South Cove community rather than to serve only one segment of the population. The YMCA "task force," however, did not fulfill its commitment.



At about the same time as Tufts and the YMCA were meeting, other groups were adding their voices to the ranks of those desiring more recreation facilities. At the meeting of the Executive Committee of the Bay Village Association mention was made of the need for a community center or some place to hold association meetings and parties.<sup>7</sup> In a series of letters to the Boston Redevelopment Authority, the Maryknoll Sisters expressed an interest in expanding their center or working with others for a new community center especially for Chinatown.<sup>8</sup> And the Chinese Christian Church prepared development plans which included provisions for recreation facilities serving Chinatown and the larger community.<sup>9</sup> Morgan Memorial, Inc., also prepared development plans for recreation as well as other facilities for its huge complex.<sup>10</sup>

The role of the Boston Redevelopment Authority in the South Cove during this period between 1962 and 1965 concerned the preparation of an urban renewal program. In 1962 the BRA worked at getting the South Cove designated an urban renewal project area; in 1964 it issued its report analyzing the problems and improvement proposals; and in June, 1965 it published the final, revised "Urban Renewal Plan."

During the preparation of the plan the BRA met with the City Parks and School Departments "to determine the community recreational needs of the South Cove" and "to unify the City's policy..." in this regard.<sup>11</sup> A memorandum on the meeting stated the policy as follows:



The needs of the area were discussed and it was agreed that the private organizations could best meet the major part of local demand. The City's share could be an enlarged general purposes room in the Quincy Replacement, a playground at the school and a passive recreation area near Tremont Street.<sup>12</sup>

The BRA designated parcel P-1 in the plan as the site for a proposed community center to be privately developed. This site was convenient because it happened to be one which would be vacated with the transference of the Quincy School to its new location and because it was situated in Chinatown, where most of the groups indicating the need for recreation facilities were located. Although this site was not ideally located to satisfy the recreation needs of the South Cove, its provision would at least insure the accommodation of recreation facilities there.

Between 1965 and the latter half of 1966, the South Cove recreation issue lay dormant. In 1966, at a series of planning coordination sessions between the Massachusetts Bay Transportation Authority and various agencies preparing development plans in the South Cove the problem again arose in the discussions. The need for a resolution of the matter resulted in the organization of the "Recreational Facilities Planning Committee," the purpose of which was:

...to encourage a dialogue among the representatives of the interested agencies to determine what recreational facilities were needed and under whose auspices they should be provided; the possibility of sharing major facilities being an important consideration because of limited space and funds.<sup>13</sup>





These committee explorations of the problem led to the initiation of this study by the Boston Redevelopment Authority.

#### DEFINITION OF THE RECREATION PROBLEM

Just what the recreation problem was remained unclear throughout its four-year history. Yet, as has been shown, many groups testified to its existence. The problem had been variously defined as: imaginary; the lack of play space for the children of Chinatown; the impending loss of the Tyler Street (Chinese) "Y" - or how to save the "Y"; the lack of recreation facilities to serve the growing institutions of the area; the lack of a specific proposal for facilities and programs to be housed in a new community recreation center on parcel P-1; and the lack of a proposal to fit the wide range of recreation needs of the many and diverse groups constituting the South Cove community.

All groups concerned with the recreation problem defined it according to their own needs. Hence, it remains here to provide a common definition of that problem.

The following factors have been considered in the determination of the nature of a recreation study for the South Cove:

- The problem has persisted unresolved since 1962.
- Numerous groups and organizations from all over the South Cove, but especially from Chinatown, have indicated needs for recreation facilities.



- Requests for facilities have included such large items as swimming pools, gymnasiums, and outdoor play areas.
- The urban renewal plan provides for a community center site, an elementary school playground, and a public plaza to serve the South Cove.
- Parcel P-1 containing 16,926 square feet and located at the eastern edge of the project area is designated as the community center site.

From an evaluation of these factors it appears that the community center site, parcel P-1, is too small to accommodate some of the major facilities desired by the community and is poorly located at the periphery of the whole project area to serve as a "community center" for all the diverse groups of the South Cove.

This study, therefore, could not be based on the premise that the proposed community center site is adequate. Nor could the study be one of determining the facilities and programs to be included on this site. Rather, the proper starting point for the study would have to be that of determining what kinds of recreation facilities are needed by the diverse elements of the whole community and where they should be accommodated.

The study objectives were therefore established as follows:

1. The recreation needs of the various elements of the South Cove community must be satisfied to the fullest degree possible. This means, in effect:



2. The study should not be limited by a previous designation of a site for recreation facilities, and that, therefore, other parcels, if not already definitely committed for other uses, should be re-evaluated for recreation uses.
3. Any plan providing facilities to satisfy recreation needs of South Cove residents should recognize existing indoor and outdoor and public and private recreation facilities which are both in proximity to and within the South Cove community.
4. A major community-wide facility, which is open to the general public, which provides both indoor and outdoor recreation, and which is easily accessible to all would best satisfy the first objective and should therefore be provided.
5. In addition to a major community-wide facility, some smaller facilities, more limited in the programs which they provide, should be established, expanded, or continued in order to satisfy the special needs of various groups (e.g., Don Bosco Catholic Technical High School, Chinese Christian Church) in the community.
6. In the event that a major community-wide facility could not be provided (through lack of funds, a sponsor, adequate space, or whatever the reason), smaller,





decentralized facilities with programs of limited scope should be provided to serve the recreation needs of the South Cove residents.

These study objectives are consistent with both the basic objectives and the planning objectives of the urban renewal plan. The planning objective "to provide sites for appropriate community facilities" is fulfilled, as will be shown in the presentation of recreation proposals. The accomplishment of this objective should work toward the fulfillment of the second and third basic objectives:

2) "To cause the rehabilitation and redevelopment of the South Cove as a stable neighborhood ...," and 3) "To preserve and strengthen the residential character of the area in such a way as to promote and insure its future."<sup>14</sup>

#### METHODOLOGY OF THE STUDY

Given the "recreation problem" and the study objectives as finally defined, the study was pursued in the following manner. All available material on the South Cove was reviewed in order to identify: potential users of recreation facilities, the problems and/or development plans of the various constituents of the South Cove, the specific recreation problems and plans of these groups, and the disposition parcels available for possible recreation purposes. Existing recreation facilities were then identified and categorized as to school, institutional, church, or public facilities, indoor or outdoor facilities, etc. And since site considerations were the most critical factor in



determining the nature of any new facility that might be proposed, all available disposition parcels were evaluated as to potential recreation use.

All this data on recreation clients, needs, and available space were synthesized and evaluated, the result of this process being the formulation of recreation proposals including the types of facilities and programs to be accommodated, the locations of such facilities, and potential users.

The final element in the study process was the development of means by which the proposals could be implemented, including: the identification of potential sponsors, means of financing the facilities, and the scheduling of development.



## II. INVENTORY OF EXISTING AND PROPOSED RECREATION FACILITIES

This section of the report describes existing recreation programs and facilities of various organizations; identifies recreation deficiencies as expressed by them; and describes their future plans. The recreation facilities are categorized by school, institutional, church-related, and public facilities as well as by those which are in proximity of the South Cove.

### SCHOOL RECREATION FACILITIES

One type of recreation facility usually available to neighborhood residents is school-related facilities. Schools often have auditoriums, gymnasiums, swimming pools, libraries, and outdoor facilities such as playgrounds and playfields for basketball, tennis, baseball, track, and football. Various South Cove schools are reviewed here in order to identify such facilities that may exist.

Abraham Lincoln Elementary School. When the new Quincy School is built, the Lincoln School will be retained for special classes rather than for regular elementary classes. No additional recreation facilities will be provided.

Presently the school has regular classes from kindergarten through grade eight, a special Americanization class for children, and two special classes for retarded children. In another program ten classrooms are used for a day school for about 300 adult immigrants.





Recreation facilities are limited to a small auditorium for 728 people, which is sometimes used by the general public. Outdoor play space is extremely limited because some of the school property was taken in the construction of the expressway.<sup>15</sup>

Quincy Elementary School. The existing school is one of the oldest in the City school system. Under the urban renewal plan the building will be torn down and the school transferred to a new building to be constructed on parcel P-13/R-4. Although the present school enrollment is almost totally Chinese, the future enrollment will also include children from the new housing developments and children who are handicapped.

A Federally financed study is presently under way for a new school with grades kindergarten through fifth designed specifically to provide "innovative" programs in education, health care, and urban community involvement. The project, which is a cooperative effort of the Boston School Department and Tufts-New England Medical Center, maximizes the opportunities provided by urban renewal and the presence of the Medical Center as a major force in community health.<sup>16</sup>

In preliminary proposals for recreation facilities mention has been made of an auditorium and a general purposes room large enough "to meet the demands of the total community,"<sup>17</sup> and a playground for young children.<sup>18</sup> A suggestion has also been made to have the school playground remain at the present school site where it could be enlarged to serve as a community recreation facility.<sup>19</sup>



Don Bosco Catholic Technical High School. The pupils of this school come from all over the City, and the school is therefore somewhat independent of the South Cove community. Nevertheless, because of its inadequate space, Don Bosco is willing to cooperate to find mutually satisfactory solutions to the recreation problem of the community.

Currently Don Bosco students fulfill their physical education requirements and participate in the intra-mural and inter-scholastic sports programs by utilizing public fields and gymnasiums located throughout the City. But in its development program the school will provide, among other facilities, a large gymnasium, which will house indoor athletic programs and serve as an auditorium as well. This critically needed facility will be constructed in the first stage of a five-stage development schedule.

School officials would also like to have a swimming pool and outdoor recreation space for tennis, squash, softball, baseball, hockey, track, and football. However, the additional land provided for the school through the urban renewal program will not be sufficiently large to accommodate these facilities. The school has therefore expressed a definite interest in sharing recreation facilities with other institutions in the South Cove. Community use of the gymnasium, which will accommodate about 2,000 spectators, would probably be limited to the summer months because of heavy use by some 1,200 students throughout the school year.<sup>20</sup>



University of Massachusetts-Boston Campus. The University building is located in the western sector of the South Cove, at the corner of Stuart and Arlington Streets. The building is inadequate for University purposes and will be retained only until a new Boston campus is made ready elsewhere. The school has no recreation facilities at the present site and has no plans to provide them. Nevertheless, if community recreation facilities were available nearby, university students would probably be temporary users.<sup>21</sup>

#### INSTITUTIONAL RECREATION FACILITIES

There are three private institutions in the South Cove serving the public. Tufts-New England Medical Center provides medical services but has need of recreation facilities for its students and personnel, while the Young Men's Christian Association provides primarily community recreation services. The Chinese Consolidated Benevolent Association also provides limited recreational facilities...

Tufts-New England Medical Center. The largest single group with an impact on recreational needs is that represented by the nearly 4,000 students and personnel of the Medical Center. Currently, Tufts has no recreation facilities to serve its own needs. Until the closing of the public gymnasium on Tyler Street, Tufts used that facility as well as the Chinese branch of the YMCA, both of which were in proximity of the Center. When the branch "Y" also threatened to close, Tufts, understandably, was a major proponent in initiating a recreation study for the South Cove.





For its future Tufts has prepared a far-reaching development program. Along with the construction of new hospital facilities, the Center intends to provide medical services at the new Quincy Elementary School, housing for its personnel and students, and housing for the elderly as part of its orthogeriatric program.

Tufts is also conducting a detailed study of its recreation needs, and while it plans to provide certain recreation facilities for its exclusive use, it has expressed an interest in using recreation facilities of a larger magnitude provided by some other agency in the South Cove. The Medical Center is looking for a broad range of facilities including a swimming pool, a gymnasium, tennis courts, squash courts, meeting and social rooms, outdoor play and relaxation areas, and spaces for children.<sup>22</sup>

Young Men's Christian Association (YMCA). Several years ago the Tyler Street branch (better known as the Chinese branch) of the YMCA considered closing. Although its recreation facilities were extremely limited, they were better than those of any other local organization, so the 'Y' was persuaded to remain in operation at least until new proposals for recreation facilities to serve the area were made in the urban renewal plan. The Tyler Street branch is still in operation.

The Tyler Street YMCA is the only branch in the City serving an ethnic community primarily. However, aside from classes in the Chinese language, the programs offered are similar to those in other branches. They include club



activities (a teenage council, boys' and girls' clubs, a library club, a health club, and chess and checkers clubs); instructions in swimming, music, dancing, sewing, homemaking, and crafts; social and educational activities such as religious discussion groups, educational trips, skating parties, social events, and outings; and sports activities including table tennis, basketball, boxing, wrestling, tumbling, and fencing.

These programs are accommodated in several different facilities throughout the City. Recreation programs in the Tyler Street building are housed in two rooms on the first floor and two rooms and a shower room in the basement; fourteen rooms on the third and fourth floors are used for transient residential accommodations. At the Tyler Street location there are also an outdoor basketball court and a play area. Other Tyler Street "Y" programs are accommodated at the Charlestown YMCA, the American Legion Hall, and at various high school and other YMCA gymnasiums.

As part of its long-range development program the YMCA is considering a new facility in or near the South Cove. Such an undertaking, because of its cost and the probable number of people served, may have to be in conjunction with other agencies. The facility would be multi-purpose and open to the whole community. It would provide recreation and social programs, health and physical fitness programs (perhaps in cooperation with Tufts-New England Medical Center), residence facilities for both



married and single people, counseling services, and educational and cultural programs (perhaps in cooperation with the new Quincy School).

A new facility to house these programs is envisioned as containing: residence quarters; dining facilities; administrative offices; rooms for educational programs such as crafts, hobbies, industrial arts, lectures, reading, etc.; rooms for community health services; rooms for recreation facilities including a swimming pool and a gymnasium; and outdoor play space.

In order to maximize the value of so broad a program the YMCA has decided not to limit its consideration of sites to parcel P-1, designated in the urban renewal plan as the proposed location of a new community center. The "Y" is exploring several site possibilities, one of which is providing a multi-purpose facility with the new Quincy School on parcel P-13.<sup>23</sup>

Chinese Consolidated Benevolent Association. This organization is the representative body for all the Chinese family associations throughout New England, and its headquarters is located in the business district of Boston's Chinatown.

The headquarters is inadequate to accommodate the full program of the Association, which includes social gatherings as well as business functions. Some of the gatherings were held in the auditorium of the Chinese Merchants' Association building, but that building was reduced in size with the



construction of the expressway and is no longer adequate for Benevolent Association use. The Benevolent Association is therefore seeking a new site in Chinatown for a building which would contain an auditorium, a social hall, a library, other smaller rooms, and office space.<sup>24</sup>

#### CHURCH-RELATED RECREATION FACILITIES

Recreation facilities provided in conjunction with churches are usually of a very limited type and serve a very limited clientele. Facilities often include social rooms with kitchen conveniences which are used for church socials, receptions, nursery schools, religious classes, and youth functions. The clientele is predominantly church members.

Our Lady of Victories Catholic Church. Although this church is situated in Bay Village, its parishioners come from the nearby business district and from all parts of the City; there are no "regular" parishioners. Therefore the church has no social or religious clubs and no need for rooms to accommodate them. However, religious instructions for children from the nearby Lincoln Elementary School are held in the church sacristy because no other church rooms are available.

Only one recreation program is anticipated, a program for the elderly of the neighborhood. A room in the rectory will be converted to a lounge for relaxation, conversation, and card playing; and a priest will be assigned to serve the elderly as friend and counselor and to direct them to the





the Senior Citizens Information Center in the neighborhood. This lounge is to serve the elderly of Bay Village, Isabella and Cortes Streets, and the South End.<sup>25</sup>

Saint James Catholic Church. St. James, one of the oldest Catholic churches in Boston, is located on Harrison Avenue where it once served a large resident Irish population. It now has only transient communicants which include the employees of the garment industry and shopping district as well as the students, personnel and visitors of the Medical Center. Since resident parishioners are almost non-existent, there are no recreation programs or facilities; and none are anticipated.<sup>26</sup>

Maryknoll Sisters Center. This Center in Chinatown is not itself a church, but a mission established by the Roman Catholic Church for the primary purpose of assisting the Chinese to adjust to the urban American environment. To this end the Center provides many services, not the least of which are recreation programs. The Sisters also serve as interpreters, teachers, and social workers for the Chinese.

The recreation programs for the Chinese children are Brownie Scout and Girl Scout clubs, a co-ed teenage social club, and a teenage athletic club. These groups engage in handicrafts, supervised games (such as basketball and baseball), music and singing, movie entertainment, parties and picnics, and educational and cultural trips. An educational program especially for high school students is tutoring those whose studies suffer because of language difficulties.



Presently, most of these programs are housed in a building on Tyler Street. The building is in good condition and is well-located to serve the Chinese community, but it has inadequate space. Three rooms on the first floor are used morning, afternoon, and evening all week long for recreation as well as other programs of the Center. For sports activities the Center used the municipal gymnasium one evening and two half-days a week until its closing and now uses the limited outdoor space at the Quincy School. But soon the present school facility will also be unavailable.

In order properly to carry out their programs the Sisters require an indoor recreation facility containing rooms for classes, table games, crafts, small social gatherings, and club meetings; and a gymnasium for sports. They also need an outdoor space for a basketball court at least. In addition, the Sisters would like to have use of facilities provided by others, including baseball fields, outdoor basketball courts, a playground, and a swimming pool. However, they themselves would not consider building a major recreation center.

In attempts to satisfy the recreation needs of thier clientele the Maryknoll Sisters have investigated several alternatives: They have considered a policy of no expansion if their needs could be met through a new community center in Chinatown. They also considered sponsoring a small new community center either alone or with some other agency. They considered buying one or two adjacent buildings and also purchasing



part of the present Quincy School site, to which their property abuts, for play space.<sup>27</sup> A recent consideration is to rent several apartments in the new housing development on parcel R-2 in Chinatown, the advantage being that the site is easily accessible to the Chinese living in Castle Square as well as to those in the South Cove.<sup>28</sup> No final decision has yet been made.

Salvation Army Headquarters. The Salvation Army is at Berkeley Street and Columbus Avenue, at the western periphery of the South Cove. The headquarters building is the administrative center for other Salvation Army offices, but it also contains a church and certain social service programs and recreation programs. In this last category are programs for young people and for the elderly.

The Golden Age Day Center serves primarily the elderly of the South End, South Cove, and Back Bay areas of Boston. It includes among its facilities a lounge, a dining room, and an auditorium. The lounge is used for watching television, reading, socializing, and playing cards and checkers. The dining room is available daily for lunch and for specially scheduled dinners and parties. The program also includes arts and crafts classes and movies. During the summer months the Salvation Army sponsors a Golden Age Camp at Sharon, Massachusetts.

The Boston Central Corps, the Salvation Army neighborhood youth center, serves at this headquarters location not only the children from the immediate neighborhood, but also those from





the entire City. The various youth groups include the Sunbeams (which is similar to the Brownies), the Junior Soldiers (which is similar to the Cub Scouts), the Girl Guards (which is similar to the Girl Scouts), and a teenage club called the Torch Bearers. Their programs include arts and crafts, shuffleboard, and Bible classes, and they are accommodated in a large room in the basement and in an auditorium which is shared with the Golden Age Club.

Another small auditorium on the first floor of the building is used for Sunday church services and occasionally by other organizations (e.g., John Hancock Life Insurance Company) in the vicinity.<sup>29</sup>

#### Morgan Memorial and the Methodist Church of All Nations.

The Church is affiliated with Morgan Memorial Enterprises, for which an extensive development program has been prepared. One of the development proposals which concerns recreation provides for the inclusion of the Hayden Goodwill Inn for Boys on parcel R-5 along with Morgan Memorial's housing development. Although recreation and social rooms are expected to be provided for the teenage boys at the Inn, their active outdoor recreation needs will be accommodated at the junior high school playground in the South End, where they will attend school.

Another development proposal calls for the construction of a new church on parcel P-15, adjacent to the proposed public plaza on parcel P-14. Still another provides for the discontinuance of the Youth and Children's Center and for the integration of some of its functions with the new church.



Although the Youth and Children's Center once served the social and recreation needs of immigrant and handicapped children, it has outgrown this function. Its new role is social and recreation with a community-wide orientation. It no longer has any functional relationship with other Morgan Memorial facilities, and if it were replaced, it would only duplicate other recreation facilities (the YMCA, for example) already established in the South Cove. Therefore, current policy appears to be that of providing social and recreation rooms and a snack bar in the new Church of All Nations. Church recreation programs would serve regular parishioners; very young children, youth, and the elderly of the neighborhood; the handicapped; and others. Specific programs and space requirements are now being formulated in the Church's architectural program.<sup>30</sup>

Chinese Evangelical Church. This Church, presently located on Pine Street in the Chinese community, plans to build a new building and related facilities in the vicinity. Its development program calls for a site of approximately 12,000 square feet to contain a parish hall and sanctuary, a choir room, religious instruction rooms, a library, and an open interior court. A site has not yet been chosen.

Programs of the Church will include a Chinese language school, a clinic for women and children, a nursery school, and a recreation program for youth groups.



Chinese Christian Church. The present facilities of the Chinese Christian Church, which is located on Harvard Street, include a chapel, parsonage, parish house, and children's center.

The Church provides two basic types of non-religious programs those of sharing the Chinese culture with Americans through radio programs, lectures, dinner parties, and celebrations; and of providing "out-reaching" activities such as assisting refugees, bringing Chinese students to this country to study, and counseling and assisting Chinese students in obtaining scholarships.

In order better to accommodate these programs the Church formulated an ambitious preliminary development proposal for an International Chinese-American Christian Center. The Church determined that two attached buildings and an open area on a site of 50,000 square feet were needed for the International Christian Center building, a home for the aged, and outdoor recreation and parking. The International Christian Center building would contain church-related facilities (sanctuary, related rooms, and parsonage) and recreation-related facilities. This latter group would include: a gymnasium, an assembly hall, a swimming pool; rooms for classes, lectures, and exhibits; a coffee shop and snack bar; and residential quarters for foreign students. The outdoor recreation area would provide for tennis, handball, basketball, and volleyball.



This development proposal was unanimously accepted by the Church Board of Trustees on January 29, 1965, but a location for the complex has not yet been chosen, although consideration has been given to parcel P-1. Limited funds may require that the Church cooperate with other agencies in providing the type of facilities envisioned in the development proposal.<sup>32</sup>

#### PUBLIC RECREATION FACILITIES

Presently the South Cove community is devoid of public recreation facilities. However, until a few years ago there was a municipal gymnasium on Tyler Street. The City's policy in regard to future facilities is that only a public plaza, open spaces, and a new school will be provided because the community is too small in area and population for a major expenditure for a public recreation center.

Public Plaza. Parcel P-14 has been designated in the urban renewal plan as a public plaza, a focal point of the community. It will be located at the commuting, as well as the geographical, center of the South Cove, for the new subway station of the Forest Hills line will be located there. The plaza will be surrounded by a church, shops, restaurants, and perhaps entertainment facilities, thus emphasizing its function as a center of activity. Its design calls for "benches, plantings and attractive paving ... to enhance the character of the square as a place for strolling, a place for pausing in the day's activities, and as a siting element for surrounding uses."<sup>33</sup>





Public Open Spaces. Aside from the playground to be provided in conjunction with the new Quincy School (refer to School Recreation Facilities above), open spaces for public use will also be established "where appropriate" as part of the Medical Center development "to serve nearby residential areas as well as the institutions themselves" and as a connection of the Bay Village residential development with "the proposed public square, the proposed new MBTA Station and the housing areas to the east."<sup>34</sup> Private open spaces will also be part of the new housing developments throughout the community.

#### RECREATION FACILITIES IN PROXIMITY OF THE SOUTH COVE

The recreation facilities in the vicinity of the South Cove are reviewed here according to the following categories: facilities located in the South End neighborhood, nearby "Y" facilities, and the Boston Public Gardens and Common.

Facilities in the South End. A few blocks south of the South Cove are some proposed recreation facilities which are reasonably easily accessible to South Cove residents.

A new elementary school and playground are proposed at Columbus Avenue and Dartmouth Street. A new cultural arts center and a playground are proposed in the area adjacent to the Mackey School (which is to be used solely as a junior high school in the future) on Warren Avenue. Finally, a new Rotch playground and elementary school are planned at Washington and Dover Streets.



At a somewhat greater distance from the South Cove a public recreation building, perhaps containing a swimming pool, is proposed. This facility will be located at Shawmut Avenue and West Dedham Street in the South End. But because of its greater distance from the South Cove, few South Cove residents are expected to use the facility.<sup>35</sup>

Nearby "Y" Facilities. The YMCU (Young Men's Christian Union) is located on Boylston Street in downtown, a block north of the South Cove. Membership of the "Y" is unrestricted, and activities available include: basketball, volleyball, weightlifting, handball, indoor golf, fencing, gymnastics, wrestling, judo, boxing, and badminton. There are several sports rooms, various kinds of courts, and a gymnasium for the programs offered.<sup>36</sup>

The Back Bay YWCA is at Stuart and Clarendon Streets, immediately beyond the western boundary of the project area. This association for women has programs for badminton, bowling, fencing, gymnastics, tennis, bicycling, and swimming. The building contains a large hall, a gymnasium, a swimming pool, and residence quarters for women.<sup>37</sup>

The South End YWCA is at Berkeley and Appleton Streets, very near the South Cove. It is only a residence facility and depends upon the nearby Stuart Street YWCA for its recreation programs.<sup>38</sup>



Boston Public Gardens and Common. A short distance north of the South Cove are the Boston Public Gardens and Common, which are contiguous and which together constitute nearly 73 acres of open land in downtown for city-wide use.

The Public Gardens is an attractive passive recreation area containing walkways, flower gardens, and a pond with swan boats for public use. The former annual art festival was also held there.

The Boston Common provides for both passive and active recreation. It provides for passive recreation through its park setting of trees and malls and its band stand for summer concerts. Active recreation facilities include a tot lot and a wading pool for small children whose mothers are shopping in downtown; and for older children and adults there are two softball fields and two tennis courts which were only recently constructed and which replace the hardball field.

The Gardens and Common are easily accessible to most South Cove residents. Although the tot lot is too far away for them to use for their very young children, the residents can conveniently use the ballfields and tennis courts.<sup>39</sup>





### III. ANALYSIS AND CONCLUSIONS

In this section the inventory is analyzed and conclusions are drawn as to the future recreation needs which should be fulfilled.

The most important limiting factor to the provision of new or expanded recreation facilities in the South Cove is the lack of available space. Therefore, disposition parcels in the project area are reviewed as to availability and recreation potential; the reuse of existing buildings for recreation purposes is considered; and, finally, the availability of land for this purpose in the central business district is analyzed.

#### TYPES AND POSSIBLE LOCATIONS OF RECREATION FACILITIES NEEDED

The various organizations whose recreation needs have been analyzed have repeatedly mentioned the lack of certain kinds of facilities, especially swimming pools, gymnasiums, and outdoor sports areas. The need for many kinds of recreation facilities in the South Cove are examined here.

Auditorium. The Lincoln Elementary School has a small auditorium; a larger one for community use will be provided in the new Quincy Elementary School; the gymnasium proposed for Don Bosco Technical High School will serve as its auditorium. Auditoriums have also been mentioned in the development plans for the Chinese Christian Church, the Chinese Consolidated Benevolent Association, and the YMCA.



The auditorium in the new Quincy School will probably be of sufficient size to serve the needs of the South Cove; however, should another prove necessary or desirable, it should be located in a community recreation center.

Swimming Pool. There are no swimming pools in the South Cove or in the immediate vicinity. The need for a swimming pool has been echoed by many organizations in the area: Don Bosco Technical High School, Tufts-New England Medical Center, Maryknoll Sisters Center, Chinese Christian Church, and YMCA. Though other groups have not been as vocal about this need, they would probably be interested in using a swimming pool if one were available to them. These groups include the elementary school, people connected with Morgan Memorial, students of the University, people employed in the area, and residents of the new housing developments and of Bay Village.

Although there are many who would use a swimming pool if one were located in the South Cove, there are few organizations who could provide one. Don Bosco and Tufts might have considered including a swimming pool in their respective facilities if it were not for their serious space limitations (even with their expanded land areas), with other facilities having the higher priorities. The Maryknoll Center has no intention of providing so major a facility in its development plans. Only the YMCA and the Chinese Christian Church have seriously considered building a swimming pool.



Gymnasium. Since the closing of the municipal gymnasium on Tyler Street, the South Cove has been without a gymnasium. Several organizations needing gymnasiums for their recreation programs have had to use facilities in other parts of the City. These organizations include Don Bosco High School, the Maryknoll Center, and the YMCA.

The need for gymnasiums will be fulfilled to a certain extent by their provision in development programs of some of the institutions. The new Quincy Elementary School will probably have a small gymnasium for the exclusive use of very young children. Don Bosco High School, with an enrollment expected to increase from 600 to 1,200, will also have a gymnasium for its exclusive use throughout the school year, but the facility may be available to the community during the summer months. The Maryknoll Sisters Center wants its own gymnasium because, so the Sisters contend, its needs would require heavy use of the facility, and younger Chinese children do not mix well with Caucasian children and therefore need their own recreation facilities. The Sisters' concern, however, appears to be more for the total recreation needs of Chinatown than for their particular role in providing them. The Chinese Christian Church proposes a gymnasium as part of its International Chinese-American Christian Center, which is to serve primarily Chinese (but by no means only those residing in Chinatown) and others who wish to learn something of the Chinese culture. The YMCA, a possible sponsor of the community recreation center, would contain a gymnasium.



Quite obviously several gymnasiums will be needed to serve the requirements of the various elements of the community. The new Quincy School and Don Bosco will each have a gymnasium. A new community recreation center should have one. And the Chinese community may, perhaps, want their own gymnasium.

Sports Rooms. Some sports activities either need not or can not be accommodated in a gymnasium. Such activities include: handball, squash, tennis, badminton, table tennis, archery, billiards, bowling, fencing, tumbling, wrestling, boxing, and exercising. A large part of the full array of such activities can be provided in recreation centers, such as the Maryknoll Center, the International Chinese-American Christian Center, or the YMCA. Not without substantial space and a sizable budget could a number of such sports rooms be provided; hence, they should be located in the major community center.

Game and Social Rooms and Special-Classrooms. Certain recreational, social, and educational functions may be housed in the same rooms. For example, religious education classes may be conducted in the church hall, or in smaller rooms, where the church also holds its card parties, bake sales, and dances; likewise, public school classrooms may be used for adult education classes and community social functions in after-school hours.

Rooms of this nature will inevitably be found in the churches and schools as well as in the recreation centers--the Maryknoll





Center, the Chinese Consolidated Benevolent Association building, the International Chinese-American Christian Church, or the YMCA--of the South Cove.

Library. There is no branch of the public library to serve the residents of the South Cove. If such a facility were to be provided, it would likely be found either in a public school or a community center if it could not be located in a separate building. Since a library will undoubtedly be provided for the students in the new Quincy School, it should be designed to have a street entrance and sufficient space so that the general public could also use it. If this arrangement is not possible, a library should be included in the community center.

Coffee Shop-Snack Bar. Eating facilities are not essential as an activity ancillary to recreation; however, where "recreation" services are the major daily business of an organization, food services are an important secondary function. A major community recreation center should provide food services.

Residence Facilities for Transients. Residence facilities for students, employees, tourists, and other single people who require low-cost quarters have been mentioned as a need of the South Cove and vicinity. Residential accommodations have been included in the proposals of both the Chinese Christian Church and the YMCA and should therefore be part of any major community center to be constructed.



Outdoor Sports Facilities. The South Cove is practically devoid of outdoor play space, the only space available being a basketball court owned by the YMCA and the open play areas at the Quincy and Lincoln Schools. This need is therefore very great.

The outdoor play area needs appear to fall into three categories; tot lots, playgrounds, and play areas for teenagers and adults. Tot lots and playgrounds would include play apparatus, while play areas, depending upon the amount of space available, may include facilities for basketball, squash, tennis, baseball, and softball.

Tot lots should be in close proximity to the small children (under the age of five) whom they serve and should be located throughout the residential areas and in conjunction with nursery schools if possible. Playgrounds are primarily for children of elementary school-age; and, therefore, one should be provided in conjunction with the new Quincy Elementary School. Play areas for older children and adults provide facilities for active sports and require considerable space. One such area should be provided to serve the whole community and should be part of a community recreation center.

Passive Recreation. The City of Boston is already committed to providing the public plaza on parcel P-14. The plaza is envisioned as a "focal point" of the South Cove community. The urban renewal plan also provides for open spaces connecting certain areas of the South Cove, one between Chinatown and the Medical Center and the other between the public plaza and Bay Village.



From the above analysis it can be concluded that a community recreation center would have to provide: a swimming pool, a gymnasium, sports rooms, game and social rooms, special-classrooms, a coffee shop-snack bar, residence facilities for transients, and a play area for adults and teenagers. In addition, if an auditorium and a library are not provided to serve the needs of the general public in the new Quincy School, they should be provided in a community recreation center.

The new Quincy Elementary School should provide certain recreation facilities to serve the needs of the South Cove. These facilities should include: an auditorium, a gymnasium, a library, game and social rooms, special-classrooms, a playground, and a tot lot.

Because of the special needs of the Chinese an additional recreation facility should be provided for them if possible. It could contain a gymnasium, some sports rooms, game and social rooms, special-classrooms, a playground, and a tot lot.

Other recreation needs of the community can be satisfied through the provision of additional tot lots in the Morgan Memorial (Massachusetts Housing Association) housing development, in the Chinese housing development, and in Bay Village; and the provision of passive recreation areas such as the public plaza and the open areas in Chinatown and Bay Village.

#### PROPOSED FACILITIES NEEDING SITES

Many of the agencies in the South Cove will remain undisturbed in their present locations; for example, the Abraham Lincoln





School and St. James Church. Others, like Tufts-New England Medical Center and Don Bosco Technical High school, will expand their existing facilities. Still others will have new sites.

This last group includes agencies whose new sites have already been designated (parcel P-14 for the new public plaza, parcel P-13 for the new Quincy Elementary School, and parcel P-15 for the Church of All Nations) and agencies which are still seeking new locations. New sites in Chinatown will be needed for the Chinese Evangelical Church, the Chinese Consolidated Benevolent Association building, and possibly for the Chinese Christian Church and the Maryknoll Sisters Center. Another site centrally located in the South Cove is needed for the YMCA.

Every effort should be made to accommodate recreation facilities in these new developments.

#### POSSIBILITY OF SHARING FACILITIES

Of the agencies included in the inventory there are certain ones whose recreation facilities are intended to be used primarily by their own clientele. Usually such agencies are churches and private schools.

To a limited degree, however, the facilities of such agencies can be available to others besides the primary users. For example, the proposed gymnasium at Don Bosco Catholic High School will be available to other than the students during summer months;



the lounge in Our Lady of Victories Church is meant for the elderly of the neighborhood rather than for parishioners, as such; an auditorium and facilities used in the youth and elderly programs at the Salvation Army Headquarters are open to more than just church members, the Church of All Nations expects to satisfy neighborhood needs as well as needs of its membership through its recreation facilities; and the Chinese Evangelical Church will have certain non-religious, neighborhood-oriented programs.

It is also apparent from the inventory of recreation facilities that there are certain agencies whose programs were developed primarily to serve a community need. These agencies include the Quincy Elementary School, the Maryknoll Sisters Center, the Chinese Christian Church, the Chinese Consolidated Benevolent Association, and the YMCA.

The new Quincy Elementary School provides an opportunity for serving a much broader range of the South Cove population than just the children of elementary school age. The Maryknoll Center or the Chinese Consolidated Benevolent Association building can conceivably be a Chinese community center, as their services are directed toward the whole Chinese community. If the development program of the Chinese Christian Church can be achieved, the "International Center" can be a major community facility. The Young Men's Christian Association (YMCA) is considering constructing jointly with other agencies a new facility for community use.



## RECREATION FACILITIES FOR VARIOUS AGE GROUPS

The population whose recreation needs must be satisfied can be divided into four groups: pre-school-age children, elementary school-age children, teenage children and adults, and the elderly.

The recreation needs of pre-school children can be satisfied by appropriately located nursery schools and tot lots - which should be distributed throughout the residential areas - as well as by their home environments.

Agencies which will have programs and facilities oriented to elementary school-age children include the Quincy Elementary School, the YMCA, the Maryknoll Sisters Center, and several churches including the Salvation Army Church of All Nations, Chinese Christian Church, and Chinese Evangelical Church.

The greatest recreation need in the South Cove is for the age group constituting teenage children and adults. The type of facilities used most by them are those for active sports. The agencies in the best position to fulfill this critical need are the YMCA, the Maryknoll Sisters Center, the Chinese Consolidated Benevolent Association, and the Chinese Christian Church, if their development proposals can be realized. Other recreation needs can be satisfied by church recreation programs.

For older people living in the South Cove both recreation and housing are considered critical needs. The recreation



needs of this group are satisfied by facilities for relatively passive recreation including outdoor sitting and walking areas, lounges, game and social rooms, etc. Most programs for the elderly are or will be provided by the Salvation Army, Our Lady of Victories Church, the new Church of All Nations, and the new Chinese Christian Church. The new Maryknoll Sisters Center, the Chinese Consolidated Benevolent Association building, and the YMCA should also provide facilities for the elderly.

#### SITE AVAILABILITY

The most important limiting factor in the provision of recreation facilities in the South Cove is the lack of available space. The urban renewal plan designates parcel P-1 as the site of a new community center. This site was probably chosen because it would become available with the transfer of the Quincy School to its new location and because it was located in Chinatown, where the need for recreation facilities seemed to be greatest. However, there are indications that the proposed site is not entirely satisfactory for the new community center. It is clearly too small and inadequately located to properly accommodate a major community recreation facility.

Therefore, a study of additional sites was made without regard to tentative designation for residential, commercial, or public and semi-public use. All parcels were evaluated first as to availability and second as to potential recreation use.





Three parcels or combinations of parcels appeared to best fulfill the study objectives as sites for a major community recreation center. The first site is the parcel combining parcels R-3 and R-3a and the MBTA right-of-way; the second site is the combined parcels R-4 and P-13; the third site is parcel R-5.

There are important advantages to using any one of these parcels for a community recreation center. They are well-located in relation to other public and semi-public facilities in the immediate vicinity, including the proposed public plaza (parcel P-14), Don Bosco High School (parcel P-12), and the new Quincy Elementary School (parcel P-13). The proximity of these developments would permit cooperative use of recreation facilities provided at each site.

Considering the unavailability of most other disposition parcels, these are rather centrally located in the South Cove. They are also sufficiently large to accommodate a major recreation facility.

These parcels are easily accessible. They are located within the band of residential development which extends from Tyler Street on the east through the proposed residential developments on the south to the Bay Village area on the west, and they provide a focal point for communication between these diverse residential sub-areas. In addition, they are fairly easily accessible to the residents of the northern section of the South End. The students and personnel of Tufts, employees of the garment



industry, students and faculty of Don Bosco and of the Quincy School, actors and other theater industry employees, and the employees of the downtown business district are also in proximity of the sites.

Finally, the proposed recreation use for these sites conforms to the alternative use provided for in the urban renewal plan. The primary permitted use of the parcels is for housing; the alternative use is institutional.

There are certain disadvantages to the use of these sites for a community center. The combined R-3 parcel will not be available for development until 1972 or 1973, when the MBTA Forest Hills line is removed. Also, Tufts-New England Medical Center has expressed very strong interest in being the developer of housing for the site. Likewise, the Massachusetts Housing Association has expressed its interest in the R-5 parcel. Neither site will be available for its alternative (institutional) use unless its use for housing proves unworkable. The combined parcel R-4 and P-13 will definitely be developed for the new Quincy Elementary School including, perhaps, housing; the undertaking is to be accomplished jointly with Tufts-New England Medical Center and the City School Department. The proposed uses for this parcel do not preclude its further consideration for recreation purposes, however. A community recreation facility can quite reasonably be considered within a broadened scope of activities for the site. One limiting factor is that the center might not be as large as it would be if the whole site were available for it.



Two parcels (R-1 and P-1) are available in the Chinese community. Although parcel P-1 was designated in the urban renewal plan as the location of a new community center, it is considered in this study unacceptable by reason of size and location for that purpose. Nevertheless, its use as a site for recreation facilities is an important consideration in that the recreation needs of the Chinese community have been shown to be great and in that several agencies in that community are looking for sites for new buildings. Hence, both uncommitted parcels can be considered for recreation uses to serve Chinatown.

Other large sites considered for recreation purposes are the groups of parcels consisting of C-4, C-5, and C-6; parcel C-3; and parcel C-8. All of these have been designated in the renewal plan for commercial purposes. The sites are considered ideal for this use, fronting on a busy commercial street as they do. Therefore the tax advantage to the City would be considerably greater by the proposed use than by any type of recreation use envisioned for the South Cove.

Two buildings of considerable historic architectural merit and for which new uses must be found were also considered for recreation facilities. The Youth's Companion building on parcel C-7 is located at Berkeley Street and Columbus Avenue; the First Corps Cadet Armory is located one block away at Arlington Street and Columbus Avenue. Both buildings have the disadvantage of being located at the western edge of the South Cove community at a considerable distance from the majority





of the people they would serve. In addition, the Youth's Companion building was designed as an office building, which may present difficulties in converting it to recreation uses. On the other hand, the Armory, designed for the purpose its name implies, has interior spaces which lend themselves well to conversion for recreation rooms. This latter building should, therefore, be given serious consideration as a resource for recreation proposals.

Finally, an area immediately adjacent to the South Cove and designated for redevelopment in the Downtown Urban Renewal Plan is the "Hinge Block", so-called because of its pivotal location between the downtown commercial district and the Back Bay area. Proposed uses for this block include theaters, restaurants, housing or a hotel, recreation, and shops. Other parcels in the immediate vicinity of this block can also be considered for recreation purposes.



Future Recreational Facilities:  
Locations

Legend

Locations of Future Facilities

1. Salvation Army Headquarters
2. Our Lady of Victories Church
3. University of Massachusetts
4. Abraham Lincoln Elementary School
5. Open Spaces for Public Use
6. Church of All Nations
7. Public Plaza
8. Don Bosco Catholic Technical High School
9. Quincy Elementary School
10. St. James Church
11. Tufts-New England Medical Center

Additional Possible Locations of Future Facilities

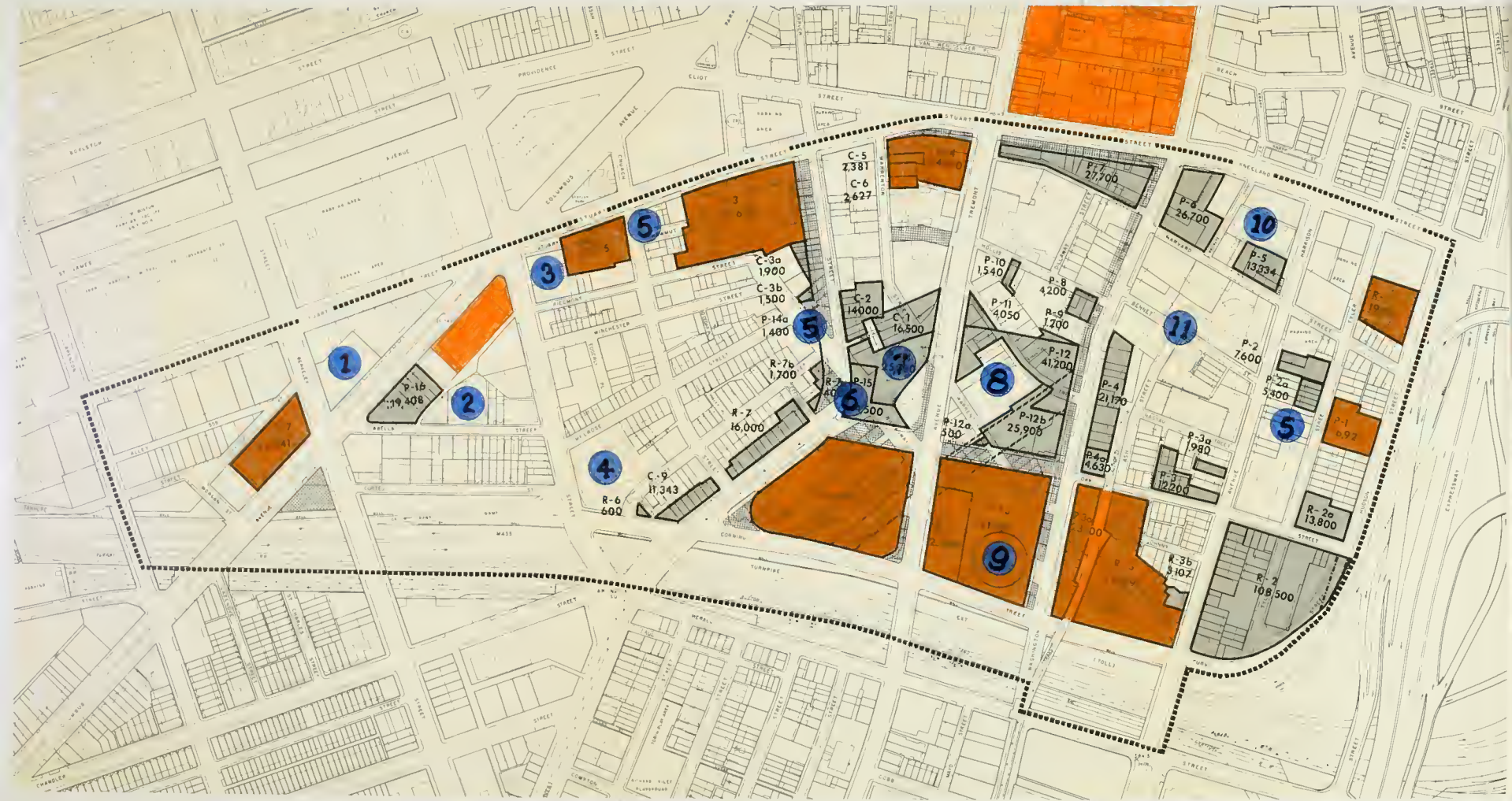
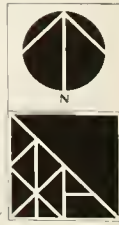
- residential R-6
- commercial C-5
- public and semi public P-9
- area in square feet 1,684
- street right-of-way
- proposed MBTA subway easement
- utility easement to remain

DISPOSITION PLAN

June 1965

South Cove  
Urban Renewal Area  
Massachusetts R-92

BOSTON REDEVELOPMENT AUTHORITY





#### IV. PROPOSALS FOR RECREATION FACILITIES

A number of existing facilities satisfy to a certain degree the recreation needs of the South Cove. But the inventory analysis indicates that additional recreation facilities are required. The proposals for new recreation facilities are based on the study objectives and fall into two categories: small-scale facilities serving sub-areas, limited age groups, or special clientele such as church members, and large-scale facilities serving the whole South Cove community.

#### SMALL-SCALE RECREATION FACILITIES

It has been shown that the demand for recreation facilities is especially great in the Chinese community. Moreover, a number of organizations serving the Chinese are seeking new sites on which to construct new facilities. These organizations include the Chinese Evangelical Church, the Chinese Christian Church, the Maryknoll Sisters Center, and the Chinese Consolidated Benevolent Association. Finally, parcel P-1 containing 16,926 square feet and centrally located to serve the Chinese community had been designated in the urban renewal plan as the site for a new community center.

Of course, not all of the organizations seeking sites in Chinatown can be accommodated on the small parcel P-1. Furthermore some are considering locations elsewhere in the community, thereby leaving the Benevolent Association as the potential developer most interested in the site. Nevertheless, the site ought to be held out as one alternative location for these organizations.





Chinese Community Center. It is therefore recommended that parcel P-1 be developed as a Chinese community center and that it contain at least some of the following: a building with recreation facilities and a nursery school in addition to other spaces, and a small playground, and a tot lot.

Understandably, none of the proposed facilities could be extensive; the site is not very large. But the need which the proposal fulfills is critical, especially for very young Chinese children, who need recreation facilities in their immediate neighborhood. Yet the provision of the center does not preclude use by the Chinese of other South Cove facilities; hence communication with other residents of the South Cove and South End is not impeded.

Several churches in the South Cove have tentative development programs which range from very ambitious to more modest plans. The organizations include the Methodist Church of All Nations, the Maryknoll Sisters Center of the Roman Catholic Church, the Chinese Evangelical Church, and the Chinese Christian Church.

Since churches usually conduct parties, dances, card games, club meetings, and religious classes for all age groups, appropriate spaces should be provided in the churches for these activities.

Church-Related Recreation Facilities. It is therefore recommended that all new churches to be constructed include some space, such as game and social rooms and special-classrooms, for recreation programs.





Currently, outdoor recreation facilities are almost non-existent in the South Cove. Although the urban renewal plan provides for certain open spaces for passive recreation, the analysis of recreation facilities indicates that outdoor spaces for active recreation are also needed in various sub-areas of the community.

Playgrounds. It is therefore recommended that two (2) playgrounds be provided for elementary school-age children. One should be located at the new Quincy Elementary School and another smaller one at the Chinese community center on parcel P-1.

Tot Lots. It is also recommended that at least five (5) tot lots be provided to serve the pre-school-age children and be located conveniently to the various residential areas of the South Cove: with a nursery school at the Chinese community center on parcel P-1, with a nursery school in the housing development on parcel R-2, in conjunction with the housing development and nursery school at the new Quincy Elementary School site on parcel P-13/R-4, in conjunction with the nursery school in the housing development on parcel R-5, and in Bay Village either near the Lincoln School or in the interior of a residential block.

The tot lot for Bay Village is recommended on the basis of an anticipated change in population consistency. Although many single and older people live there now, an increase in the number of young families is expected. The precise location for the proposed facility should be considered further by the Bay Village Association.

#### LARGE-SCALE RECREATION FACILITIES

There are no recreation facilities which serve the entire South Cove area. This, then, presents a critical need.



The municipal gymnasium was recently closed, and the current policy of the City is that the South Cove is too small in area and in population to be served by a public recreation center. However, the fact that the City will construct a new elementary school provides the opportunity of expanding the functions of the school to serve a broader community purpose. Furthermore, the YMCA, which is well-known for its community services, especially in regard to recreation, has expressed an interest in jointly sponsoring with some other local organizations a new community recreation facility. This would replace its Chinese branch, which serves primarily one segment of the total population. Finally, a building soon to be vacated in the South Cove, the First Corps Cadet Armory, has interior spaces which lend themselves well to recreation use, and the architectural merit of the building warrants its preservation. These very important considerations together with the problem of providing adequate space for recreation facilities in the South Cove were the basic determinants of the proposals for community recreation facilities.

Proposals for large-scale facilities serving the whole South Cove are presented in a series of alternatives because of potential difficulties in obtaining adequate space. The first two alternatives are based upon the study objective providing for a single major community recreation center, while the other two are based upon the objective providing for smaller, decentralized facilities.



Alternative I. In the first alternative a major community recreation center is envisioned as containing indoor and outdoor recreation facilities and perhaps residential quarters and food services. Conceivably, such a center could be located on the large parcels of land (the combined R-3 or the R-5 parcels) already tentatively designated for housing. Both the R-3 and the R-5 parcels are well located to serve not only the South Cove residents, students, and employees of the South Cove, but also the residents and employees of the central business district and of much of the South End.

Complementary to the recreation center in function and adjacent to it in location is the new Quincy Elementary School on parcel P-13/R-4. In this alternative the school would accommodate only those recreation functions well-suited to it, such as a playground, a tot lot, an auditorium, library, and gymnasium for younger children.

The third element of this alternative is the use of the First Corps Cadet Armory for an indoor recreation facility. However, it would be both privately owned and privately used, perhaps as a club. Its use as a facility for public purposes under this alternative is unnecessary, the public need being adequately fulfilled by the center and the school.

Community Recreation Center. It is recommended that a community recreation center, if established on either parcel R-3 or parcel R-5, serve the general public and contain both indoor and outdoor recreation facilities.





Quincy Elementary School. It is recommended that the new Quincy Elementary School complement the functions of the center by opening to the public some of its special facilities, such as an auditorium, a library, and sports facilities for younger children.

First Corps Cadet Armory. It is recommended that the First Corps Cadet Armory be used as a private recreation club and contain indoor recreation facilities.

Alternative II. This alternative, like the first, calls for a major community center. The basic difference, however, is that the center would share the Quincy Elementary School site (parcel P-13/R-4). This alternative is posited in the event that neither the R-3 nor the R-5 site is available. An implication of this alternative is that the scope of recreation facilities provided at the center may be more limited because of the lesser amount of space available. Another disadvantage may be the high concentration of young children and adults simultaneously at the same location, with the children being overwhelmed by the older people. The locational advantages of the sites in the first alternative also hold for this one, perhaps even more strongly.

The second element of this alternative is for the reuse of the First Corps Cadet Armory. It is the same as the Armory proposal of the first alternative.

Community Recreation Center/Quincy Elementary School. It is recommended that a community recreation center, if established along with the Quincy Elementary School on parcel P-13/R-4, serve the general public and contain indoor recreation facilities and, to the extent that the activities to be accommodated on the site will permit, outdoor recreation facilities.



First Corps Cadet Armory. It is recommended that the First Corps Cadet Armory be used as a private recreation club and contain indoor recreation facilities.

Alternative III. The third and fourth alternatives, and to some degree the first alternative, are based on the concept of a split community recreation facility, with one facility for younger children and another for teenage children and adults. These alternatives were developed because the mixing of adults and small children on the Quincy School site, as proposed in the previous alternative, seemed of questionable merit.

Therefore, the Quincy Elementary School becomes the community recreation center for younger children in this alternative -- the use of the center being exclusively theirs -- while an available location in the Hinge Block area just north of Stuart Street becomes the recreation center for older children and adults. This alternative does not preclude the use of appropriate facilities at the Quincy School for night-time community activities.

Community Recreation Center. It is recommended that a community recreation center, if established in the Hinge Block area, serve the teenage and adult population and contain indoor recreation facilities.

Quincy Elementary School. It is recommended that the functions of the new Quincy Elementary School be expanded to serve as a recreation center exclusively for the younger children of the community.

First Corps Cadet Armory. It is recommended that the First Corps Cadet Armory be used as a private recreation club and contain indoor recreation facilities.



Alternative IV. This alternative also is based on the concept of a split community recreation facility. The proposal for the Quincy Elementary School is the same as in the previous alternative. But the recreation center for teenage children and adults, instead of being housed in a new facility in the Hinge Block, is proposed for the First Corps Cadet Armory. The Armory, then, becomes a significant element in this alternative; it is envisioned as a privately owned facility (perhaps by the YMCA) but open to the public.

Community Recreation Center. It is recommended that a community recreation center, if established in the First Corps Cadet Armory, serve the teenage and adult population and contain indoor recreation facilities.

Quincy Elementary School. It is recommended that the functions of the new Quincy Elementary School be expanded to serve as a recreation center exclusively for the younger children of the community.

The major recreation center recommended in the first and second alternatives is envisioned as a complex containing an indoor recreation area, an outdoor recreation area, and perhaps a residential area. The indoor recreation area should contain a swimming pool, a gymnasium, a wide variety of sports rooms, game and social rooms, special-classrooms, and offices. An outdoor recreation area, if one can be accommodated on the site, should contain facilities for at least a few of these sports: basketball, baseball, softball, squash, and tennis for the summer months; and ice skating for the winter months. Building roofs in the complex should also be used to advantage



for outdoor sports facilities. If a residential area is provided, it should contain, aside from the residential quarters, lounges and facilities for food services.

The separate recreation center for the teenage and adult population, as recommended in the third and fourth alternatives, would be primarily for indoor recreation and contain a swimming pool, a gymnasium, a wide variety of sports rooms, game and social rooms, a lounge, dining facilities, and possibly a small library. If located in the Hinge Block, the building might also contain residential quarters; the Armory building would not. Flat roofs of the buildings, where they exist, should also be used to advantage.

The recreation facilities of the new Quincy Elementary School are utilized in all alternatives. But in one arrangement the Quincy School becomes part of the major recreation facility, while in another it is the recreation center for younger children. The difference in these two arrangements is not so much in the types of facilities to be incorporated in the school but in the size and scale of the facilities and in the type of clientele that would be served. The school is envisioned as containing a tot lot for the nursery school children, a playground for the elementary school children, a gymnasium, a library, an auditorium, game and social rooms, and classrooms for arts and crafts, etc. If some of these





facilities were to be provided for adults of the community, they would have to be expanded. A library, for example, would have to be large enough to serve adult needs. Conversely, facilities serving only elementary school-age children would be tapered to their needs alone.

Since the First Corps Cadet Armory building is of considerable architectural merit, another activity should be found in order to maintain its useful life after it is sold by the Veterans' Association, which now owns it. Recreation activities appear to be quite suitable for the building. For this reason the Armory is recommended as a recreation facility to serve either the South Cove community or a private clientele. However, if the building is not used for recreation, its reuse for other purposes, such as a theater, should be considered.

All alternatives fulfill the study objectives. However, the first alternative is considered best, if it can be accomplished, because it provides adequate space for a variety of facilities and a good location for the community center. The second alternative, though providing much less space for recreation at the center, provides a good location and an advantageous combination with a public school. If for some reason the first two alternatives are not feasible, the third one is recommended, its specific advantages being the separation of age groups and the central location of the two facilities for the South Cove community. This alternative appears to be the most likely to be realized primarily because of the



preference shown for housing in the urban renewal plan and because of the interest of developers in housing for the parcels of the other alternatives. The last alternative, aside from the advantage of providing for two age groups, has an important advantage in that an existing building well-suited to recreation activities it utilized; however, the building is not especially well-located in the community.



## V. ACHIEVING THE PROPOSALS

This section of the report describes the means by which the proposals for recreation facilities can be achieved, including the identification of potential sponsors or developers, the establishment of tentative development dates, and the suggestion of possible means of financing. Special consideration is given to the Neighborhood Facilities Grant Program of the Housing and Urban Development Act of 1965 as a source of funds for a South Cove community center.

### CHINESE COMMUNITY CENTER

The varied activities proposed for parcel P-1 in Chinatown will together constitute the Chinese Community Center. The Center may be developed and financed by one or several of the following agencies: the Chinese Consolidated Benevolent Association, the Chinese Christian Church, the Chinese Evangelical Church, and the Maryknoll Sisters Center. Currently, the Chinese Consolidated Benevolent Association is the most interested potential sponsor. The parcel will be available for development in 1969.

### CHURCH-RELATED RECREATION FACILITIES

All recreation facilities provided by churches would be integral parts of those churches and thereby financed totally by them. The Methodist Church of All Nations will begin to develop parcel P-15 by the end of 1967. Although the Maryknoll Sisters Center, the Chinese Christian Church, and the Chinese





Evangelical Church have all expressed interest in parcel P-1, which will be available in 1969, in Chinatown, they are also considering other locations and have made no final decisions.

#### OUTDOOR RECREATION AREAS

The two proposed playgrounds, one at the Quincy Elementary School and the other at the Chinese community center, are parts of other proposals, the implementation of which are discussed elsewhere.

Five tot lots, to be located throughout the South Cove community, should be developed either as part of other developments or separately. The implementation of those which are part of other developments is discussed elsewhere and include: a tot lot as part of the nursery school in the Chinese community center, one with a possible nursery school in the housing development on parcel R-2, one with a nursery school and housing at the Quincy Elementary School site, and another with the nursery school in the Morgan Memorial housing development on parcel R-5, which is scheduled for development in 1968.

The remaining tot lot will be provided independent of a nursery school. It is proposed for the Bay Village neighborhood. But further study will be required to determine: how soon a tot lot will be needed (The present consistency of the population may not yet warrant one.); where it would be best located; and who (the City or the Bay Village Association) would develop and finance it.



## MAJOR RECREATION CENTER

A major recreation center, whether to be located on parcels R-3, R-5, or P-13/R-4, should be sponsored by two or more of the agencies which have expressed interest in community recreation facilities for the South Cove. Most notable among these agencies are the YMCA and Tufts-New England Medical Center. The Quincy Elementary School, insofar as it can supply some recreation facilities or programs, should also become a partner in this development.

The three parcels which may be the locations for a community center will tentatively become available for development as follows: the combined R-3 parcel in 1972 and the R-5 parcel and the P-13/R-4 parcel in the spring of 1968.

Depending upon the size of the facility and the range of the programs offered, the center may be financed jointly by the YMCA and Tufts and, perhaps, others. (The type of facility envisioned may cost a million dollars or more.) A certain amount of financial assistance may be available from the Federal Government through the Neighborhood Facilities Grant Program. The requisites for this assistance are discussed below.

## RECREATION CENTER FOR ADULTS

If a recreation center for adults were to be built in the Hinge Block area, as provided in one proposal alternative, it could be developed and financed by the YMCA alone or by the YMCA, the YMCU, and Tufts-New England Medical Center. Land in



the area is expected to become available for development in 1969 or 1970, if the downtown urban renewal plan is approved in 1967.

If the center were to be located in the First Corps Cadet Armory, as provided in another alternative, the development and financing arrangements would be the same as for the Hinge Block location. An important aspect of this proposal is that immediate action is necessary, as negotiations for the sale of the building for other purposes are underway.

The use of the First Corps Cadet Armory for private purposes, such as a tennis club or a theater, would, of course, be privately financed.

#### RECREATION CENTER FOR YOUNGER CHILDREN

Proposed recreation facilities for younger children involve the Quincy Elementary School, which means that the recreation facilities will be publicly provided. However, if the school, recreation center, and other activities are combined to become a multi-purpose community center, other development and financial arrangements will be necessary. (These were discussed above for the major recreation center.) The site is expected to become available for construction in the fall of 1968.

#### NEIGHBORHOOD FACILITIES GRANT PROGRAM

The Neighborhood Facilities Grant Program of the Housing and Urban Development Act of 1965 may be useful in financing a South Cove community center.



The Neighborhood Facilities Grant Program provides financial and technical assistance for the development of centers which can house health, recreational, social and other community services and activities for low- and moderate-income persons. It is intended to provide local officials, and other interested groups, with an additional tool to be used to revitalize the lives of the residents of their communities.<sup>40</sup>

In order to utilize the funds under this program a community center would have to provide more than just recreation facilities; it would have to be a multi-purpose facility providing several types of neighborhood services. In addition to health and recreation services the center should contain such other services as special education, employment counseling and job training, vocational rehabilitation, information services for the elderly and the poor, etc. These services, if they benefit "primarily members of low-income families," would qualify the facility as "multi-purpose" and eligible for funds under the grant program. Such a facility may be built in conjunction with a school, low-rent housing developments, or housing for the elderly.<sup>41</sup>

Of the proposals for recreation facilities in this report, the Chinese community center, church-related recreation facilities, and most of the outdoor recreation areas would not qualify for neighborhood facilities funds. But those outdoor recreation areas attached to the community center or the school might qualify. The proposals for a recreation center for adults would probably not qualify because the center is envisioned as being almost totally in recreation use and in locations which would not satisfy the requirements for the grant.





The major recreation center, if located on parcels R-3 or R-5 with complementary services provided at the adjacent Quincy School or on parcel P-13/R-4 along with the Quincy School, could satisfy the grant requirements. In any of the three possible locations the center serves primarily low-income residents. Located in the immediate vicinity are the residents of Chinatown, of the proposed 221(d)(3) low- and moderate-income housing on parcels R-2, R-3 (if not used as a recreation site) and R-5 (if not used as a recreation site), and of the northern portion of the South End -- the Castle Square area. The recreation facility can also be a multi-purpose center, especially in combination with the health and special education services of the Quincy School.

The recreation center for younger children could also qualify for these funds because a provision of the Neighborhood Facilities Grant Program permits the exclusive use of a facility for certain age groups. The facility, however, would still have to serve primarily children of low-income families and be multi-purpose.

There are certain limitations to the use of the Federal funds for any of these recreation proposals which may qualify. One is that certain recreation facilities (major ones, such as



swimming pools and large gymnasiums and auditoriums) cannot qualify for funds, although other, less expensive facilities may. Another limitation is that facilities which may be financed under other Federal aid programs (public health centers, schools, and branch libraries) cannot receive additional funds under this program.<sup>42</sup> However, "this does not preclude the use of space in multi-purpose facilities for such services as smaller health clinics, limited library services, or special educational programs like Head Start and tutorial services, job training, and adult education."<sup>43</sup> Finally, a third limitation is that, under the priority considerations for granting these funds, first priority is given to those facilities which are "designed to further the objectives of Community Action Programs."<sup>44</sup> The South Cove is not in a CAP area under the Economic Opportunity Act of 1964, although perhaps it could become one. Nevertheless, the project can still qualify for funds if it is "designed primarily to benefit members of low-income families."<sup>45</sup>



FOOTNOTES

<sup>1</sup>Letter from H. Frederick Brown, Project Coordinator, South Cove Project on Leisure-Time Services, Human Relations Center, Boston University, to Richard Beatty, Boston Redevelopment Authority, February 7, 1962.

<sup>2</sup>Ibid.

<sup>3</sup>Program Announcement, General Theme: "Leisure-Time Programs and Facilities in South Cove's Future", Human Relations Center, Boston University.

<sup>4</sup>Memorandum from the second workshop, "The Crisis and Opportunities of Relocation," South Cove Project on Leisure-Time Services, Human Relations Center, Boston University, March 29, 1962.

<sup>5</sup>Memorandum on "Meeting on the Future Chinese Y.M.C.A. as a Core Recreational Facility for the South Cove," Tufts-New England Medical Center Planning Office, October 20, 1964.

<sup>6</sup>Ibid.

<sup>7</sup>Memorandum on "Bay Village Association, Executive Committee Meeting, December 17, 1964," Boston Redevelopment Authority, December 26, 1964.

<sup>8</sup>Series of letters dated between October, 1964 and September, 1965.

<sup>9</sup>Memorandum on a proposal for an International Chinese-American Christian Center, Chinese Christian Church of New England, February 8, 1965.

<sup>10</sup>Lachlan F. Blair, Morgan Memorial Planning Program: a series of "Working Papers" on the various facilities of Morgan Memorial, Inc., 1965.

<sup>11</sup>Memorandum on "South Cove Recreation," Boston Redevelopment Authority, January, 1965.

<sup>12</sup>Notes on "South Cove Recreation," from a meeting of the Boston Redevelopment Authority and the Parks Department held on January 22, 1965, to discuss the City's policy on recreation in the South Cove.

<sup>13</sup>Memorandum on "Recreational Planning Committee Meeting #1," Tufts-New England Medical Center Planning Office, October 4, 1966.

<sup>14</sup>Urban Renewal Plan - South Cove Urban Renewal Area, Boston Redevelopment Authority, June 8, 1965, Chapter II.



<sup>15</sup>From conversation with William Pear, public facilities specialist, Boston Redevelopment Authority, January 27, 1967.

<sup>16</sup>From information provided by Hermann Field, Director of Planning of Tufts-New England Medical Center, February 24, 1967.

<sup>17</sup>Memorandum on "A Meeting to Determine the Community Recreational Needs of the South Cove," Boston Redevelopment Authority, January, 1965.

<sup>18</sup>"Replacement of the Quincy Elementary School," a report by the Boston Redevelopment Authority, August, 1965.

<sup>19</sup>Memorandum on "Informal Luncheon Meeting on Recreational Facilities Requirements for South Cove Area," Tufts-New England Medical Center Planning Office, September 30, 1966.

<sup>20</sup>Memorandum on "Recreational Facilities Planning Committee Meeting #1," Tufts-New England Medical Center Planning Office, October 4, 1966; survey sheets, "Review of Individual Leisure-Time Programs," South Cove Project on Leisure-Time Services, Human Relations Center, Boston University, 1962; memorandum on "Don Bosco Development Schedule," Boston Redevelopment Authority, September 20, 1966; and memorandum on "Notes of M.B.T.A. Session #4," Tufts-New England Medical Center Planning Office, July 12, 1966.

<sup>21</sup>From conversation with Francis O'Brien, Director of Planning, University of Massachusetts-Boston Campus, February 21, 1967.

<sup>22</sup>Memorandum on "Recreational Facilities Planning Committee Meeting #1;" and information provided by Hermann Field, Director of Planning, Tufts-New England Medical Center, February 24, 1967.

<sup>23</sup>Survey sheets, "Review of Individual Leisure-Time Programs;" memorandum on "Informal Luncheon Meeting on Recreational Facilities Requirements for South Cove Area;" memorandum on "Recreational Facilities Planning Committee Meeting #1;" and memorandum on "Proposal for Y.M.C.A. Participation in the Development of the South Cove Community" (draft), January, 1967.

<sup>24</sup>From a meeting discussion between Richard Lockhart, South Cove Project Director of Boston Redevelopment Authority, and members of the Chinese Consolidated Benevolent Association, February 28, 1967.

<sup>25</sup>From conversation with Reverend Pepin, pastor, January 23, 1967.





26 Notes on "Roman Catholic Properties in South Cove," Boston Redevelopment Authority, February 3, 1965 (?); and telephone conversation with one of the parish priests, January 27, 1967.

27 Memorandum on "Recreational Facilities Planning Committee Meeting #1; and survey sheets, "Review of Individual Leisure-Time Programs."

28 From meeting discussion between Marlene Pawlowski, South Cove Project Planner, and Sister Mary Beatrice of the Maryknoll Sisters Center, "Recreation Facilities Planning Committee Meeting #2," Tufts-New England Medical Center Planning Office, January 31, 1967.

29 Notes on telephone conversation between Marlene Pawlowski, South Cove Project Planner, and Frank Carlson, Public Relations Department, Salvation Army Headquarters, January 27, 1967.

30 Lachlan F. Blair, "Working Paper 2, Hayden Goodwill Inn," June, 1965, "Working Paper 3, Youth and Children's Center," July, 1965, and "Working Paper 7, The Church of All Nations," September, 1965, of the Morgan Memorial Planning Program; and memorandum on "Recreation Facilities Planning Committee Meeting #1."

31 From meeting discussion between Marlene Pawlowski, South Cove Project Planner, and Miss Helen Hsu, Church Development Committee, "Recreation Facilities Planning Committee Meeting #2" January 31, 1967.

32 Memorandum on a proposal for an International Chinese-American Christian Church.

33 Urban Renewal Plan, Chapter II, p.7.

34 Ibid. pp.6-7.

35 "Illustrative Site Plan," Urban Renewal Plan: South End Urban Renewal Area, Boston Redevelopment Authority, June 16, 1966.

36 Survey sheets, "Survey of Recreation Facilities," Boston Redevelopment Authority, 1963(?).

37 Ibid.

38 From telephone conversation between Marlene Pawlowski, South Cove Project Planner, and staff person at Y.W.C.A. at Berkeley Street, January 27, 1967.



<sup>39</sup>Survey sheets, "Survey of Recreation Facilities," and conversation with William Pear, public facilities specialist, Boston Redevelopment Authority, January 27, 1967.

<sup>40</sup>"Neighborhood Facilities: Summary," Department of Housing and Urban Development, May, 1966, p.3.

<sup>41</sup>"Neighborhood Facilities Grant Program," Letter No. NF-1, Department of Housing and Urban Development, January 6, 1966, p.3.

<sup>42</sup>"Neighborhood Facilities Grant Program," Letter No. NF-2, Department of Housing and Urban Development, June 13, 1966, p.4.

<sup>43</sup>Ibid., p.1.

<sup>44</sup>Ibid.

<sup>45</sup>Ibid.



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